



THE ROYAL PARK NEWSLETTER

MARCH, 2004

Royal Park Condominium Board of Governors

Harvey Ross, President
Jim Armstrong, V. President
Mario Aguiar, Treasurer
Barbara Carlton, Secretary
D. Michael Iradi, Governor
Linda McNiccol, Governor
Ken Nickel, Governor

Oakland Park City Liaison
Brian Dassler



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Inserts:

Volunteer Form/Mar Cal.
Advertisement Section

A MESSAGE FROM THE PRESIDENT

Dear Residents:

FACT: In a thirty day month there are 720 hours.

AMAZING FACT: That only 25-30 owners can spare 2 hours out of a total 720 hours a month to protect their \$100,000 Investment.

I do not believe that there are many people that would turn over \$100,000 to a group of eight individuals and not take an interest or be concerned about their investment.

WOULD YOU?

Except for the few that attend the monthly meetings that is exactly what you have done. You are allowing the seven members of your board and the manager to control and administer your investment.

I have worked hard for my money and I am concerned and so should you! Don't stand around and complain about what is wrong with Royal Park, but rather attend our monthly meeting and offer advise on how to improve your home—ROYAL PARK CONDOMINIUM.

We can all start by reading the proposed amendment changes, attending the town meetings and voting to put some or all of the amendments into place. These changes will improve and protect your community and investments.

Two hours a month—that's all it takes!

Hope to see you at the next Board of Governors meeting Thursday, March 18, at 7:30 p.m.

Harvey Ross,
President



Dear Residents,

This column was created in an effort to foster awareness of the Florida Condominium Statutes and will answer questions on a monthly basis. Your Editor, Monika Conroy.

Condo



©

1. Can the board charge me a set or flat fee for copies of official records that I have requested?

Chapters 718, Florida Statutes, do not provide a flat fee for copies of the official records. However, upon inspecting the records of the association, a unit owner may obtain copies, at a reasonable expense, if any, of the association member. Further, a condominium association may charge its actual costs for preparing and furnishing copies of the declaration, articles of incorporation, bylaws, and amendments to the foregoing. Condominium: Section 718.112(12)(c), F.S., and Rule 61B-23.002(5)(c), F.A.C.

2. Do I have the right as a unit owner to obtain the names and addresses of all other unit owners in my condominium?

The association is required to maintain a current roster of all unit owners and their mailing addresses, unit identifications, voting certifications, and, if known, telephone numbers, within the official records of the association. The records of the association shall be made available to a unit owner within 5 working days after receipt of

written request by the board or its designee. The right to inspect the records includes the right to make or obtain copies, at the reasonable expense, if any, of the association member. Condominium: Chapter 718.111(12)(a),(b), and (c), F.S.

3. Must a board inform unit owners as to what a meeting is about? Although the board provides unit owners with notices of the meetings they do not include an agenda.

Notice of all board meetings, along with an agenda, shall be posted in a conspicuous place at the condominium or mailed or delivered as required to the unit owners prior to a meeting of the board. Meetings of the board shall be open to the unit owners. The right to attend such meetings includes the right to speak at such meetings with reference to all designated agenda items. The unit owner's right to attend a meeting of the board does not apply when the board and its attorney meet for the purpose of seeking or rendering legal advice for proposed or pending litigation.

Condominium: Section 718.112(2)(c), F.S.

Note: FAQ's and answers are provided as a convenience to the public for quick reference to commonly asked questions. They are not intended to constitute advice for you to follow in your own particular set of circumstances. They are not to be considered legal advice. If you are conducting legal research or your question arises as a result of litigation, you should consult with an attorney or refer to the latest edition of the Florida Statutes.



PROTECT AND IMPROVE ROYAL PARK

Please Vote and Return your Proxy to the office by April 8, 2004

CITY LIAISON UPDATE MARCH 2004

The City Commission's Main Street Project continues in demolition of buildings along Dixie City is presently looking for companies to join Renaissance by building downtown.



earnest with the three major buildings along Dixie Highway. The City is presently looking for companies to join the Oakland Park Renaissance by building downtown.

At a recent event for city officials and advisory board members, Mayor Don Migliore delivered an annual State of the City address. In the address, the Mayor made specific mention to the \$1 million to be spent on improving Royal Palm Park. The Mayor also noted the conversion of an old firing range into the City's first dog-friendly park. More details will be forthcoming in future newsletters.

The free bus service around Oakland Park is now up-and-running. The City of Oakland Park, in partnership with Broward County Transit, has begun operating a community-based bus service. This air conditioned and wheelchair accessible community bus will travel on a fixed route each hour with drop-off and pick-up locations throughout the City free of charge. Riders making connections to BCT routes are expected to pay the appropriate fares. The hours of operation are from 8:00 a.m. to 6:00 p.m. Monday through Friday excluding city holidays.

For information about the bus service, schedule and routes, residents can contact the Parks and Recreation Department at:
(954) 567-7119.

PARKING RULES



All vehicles on ROYAL PARK property must have a valid parking decal or a parking pass (pass must be displayed on the dashboard). Guest may use the owners spot or must park in the yellow visitors spots. No vehicles may be backed into a parking spot, except to unload.



Trucks and Vans should be parked in spots designated for trucks and vans. No vehicle may protrude past a spot into the main lane.

No parking on grass or any other areas not designated as a parking spot.



Violation of the above rules can result in a vehicle being towed without notice. Please observe and make sure your guest are aware of these rules.



George Washington Yard Sale

My many thanks to all of our residents, some 25 who participated as vendors and to the multitudes of residents who came out as viewers and buyers.

Without a doubt, this was the most successful community affair ever held at Royal Park. The consensus and one remark was heard, "Why don't we do this more often!"

Royal Park Mens Club began this affair last year and the turnout at that time was not great, just satisfactory. A little more effort on our part into the publicity turned it around to a rousing success.

It might be fitting to say that our condominium is not just a "Bedroom Place," but a real social community, one that sets us apart from the many other condominiums where people hardly know who are their next door neighbor.

I encourage you to join and support the Royal Park Mens Club. We are proud to sponsor those wonderfully successful picnics. But we like to see a better attendance at our dances. We have up-dated our music to appeal to the non-retirees as well as the retirees.

Come join us and join the fun.

Arthur Steiner
Vice-President,
Royal Park Mens Club

From the Desk of Linda Humphreys

The office will be open on the 1st day of Spring, Saturday March 20, 2004 at the regular hours from 8 AM until 12 Noon.

Thursday, March 25, 2004 marks my 5th year anniversary of being employed at Royal Park Condominium and I will take a Thursday, Friday and Monday off. The office will remain open during my mini vacation.

I will return to work on Tuesday, March 30, 2004.

To Linda:

Please accept Royal Park's heartfelt "Thanks" for your years of service. A service that was always gracious and with a smile for all of its residents. Enjoy your time off and we look forward to many, many more years. The Editor.



**PROTECT AND IMPROVE
ROYAL PARK**

**Please Vote and Return your
Proxy to the office by April 8,
2004**



Welcome Building Representatives

Building No.	Building Rep Name:	#	Building Rep Alternate	#	Newsletter	#
101	James Warren	1F	OPEN		James Warren	1F
102	Eileen Bender	4G	Fran Seely	2F	Eileen Bender	4G
103	Andy Dolyak	2H	OPEN		Andy Dolyak	2H
104	Dennis Spangler	3B	Fran Hansen Jacoba Yess	4F 1D	Richard Hansen	4F
105	OPEN		OPEN		OPEN	
106	OPEN		Helen Pendergast Gloria Sundquist	3C 2D	Alice Ray	1C
107	OPEN		Barbara Carlon	1C	Kay Krapf	2F
108	Cary Kaufman-Hindi	3H	Lucinaldo Pacheco	2F	Sandy Mascucci	1H
109	B.J. Moriarty	2G	William Rice	1B	William Rice	1B
110	Jessica Glaze	2E	OPEN		Harvey Ross	1F
111	Lorraine Moore	4B	Stephanie Sarles Oscar Waldman	2E 3H	Lorraine Moore Roy Goyette	4B 4B
112	Arlene Kenealy	2C	Susan Kressevich	3D	Arlene Kenealy	2C
113	Liz Armstrong	2H	Dutch Dubois	4C	Liz Armstrong	2H
114	Eileen Fitzgerald	1H	Howard & Mary Berning Ann Plumeri	2E 2F	Howard & Mary Berning Phyllis Roberts	2E 2G
115	Katherine Dekun	1G	Bob Linde	2E	Katherine Dekun	1G
116	Bob Miller	3D	OPEN		Ina May Zuverink	3H
117	Aleane Warren	1A	Maria Ruiz Suzanne Chebat	4H 2B	Aleane Warren	1A
118	OPEN		Ed Chilson Phyllis Stone	4G 2G	Phyllis Stone	2G
119	Edith Petronaci	4C	Rita Lortscher	4F	Edith & Rick Petronci	4C
120	Arthur Steiner	3C	Mary O'Connell	4H	Arthur & Ruth Steiner	3C
121	Cameron Malcolm, jr.	1A	Doris Darga	1C	Cameron Malcolm, jr.	1A





Bldg. Rep. Chairperson:

Bldg. Rep. Asst. Chairperson: Bonnie Aguiar, 112-1D

Bldg. Rep. Asst/Floating Rep.:

Newsletter Circulation: Liz Armstrong, 113-2H

April 2004

Sun	Mon	Tue	wed	Thu	Fri	Sat
				1 Second Quarter Assessment are due	2	3
4 Daylight Saving Time begins Palm Sunday 	5 Passover begins at sundown	6 Passover	7	8 Proxies are due for the Membership Meeting & Vote 	9 Good Friday	10
11 Easter 	12	13	14	15 	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Schedule of Events

- April 1, 2004 — Second Quarter Assessments are due
- April 1, 2004 — April Fools Day
- April 4, 2004 — Daylight Savings Time Begins. Put your Clock one hour forward.
- April 4, 2004 — Palm Sunday
- April 6, 2004 — Passover
- April 8, 2004 — Membership Meeting for the adoption of the amendments. Please vote and bring your Proxy
- April 11, 2004 — Easter
- April 15, 2004 — Regular Board of Governors Meeting
- April 22, 2004 — Picnic



Bridge — Tuesday Nights = All are cordially invited
 Bowling — Tuesday Days = All are cordially invited





Dear Residents:

Our Oscar Party was a good time even though it was a small turnout. It is fun to discuss movies among ourselves, all sharing a common interest, and there were so many good movies out of this past year.



You all received the amendments to the Documents this week, giving you an opportunity to vote on the six recommended amendments. If 50% plus 1, vote in favor of all or any of these amendments, these will then be added to our official Royal Park documents or blue book as we often refer to it. These are important issues folk, so please respond with your votes, quickly.



The Document Committee worked hard at preparing these amendments and a large thank-you is extended to the all.

Barbara Carlon
Secretary

Dear Association Members,

First, let me thank you for electing me to the Board of Governors. Rest assured that I will do my best to act in the best interest of us all.

As you probably know, we are in need of volunteers for various committees. Remember, this is your complex and we need YOUR input to make and accomplish some vital changes. Many people have specific and unique talents that could help us make decisions concerning the complex and your board earnestly solicits your input.

The new amendments suggested for our documents are important. Whether you agree with them or not, once again, it is important that you, the residents, vote. We do not want to act unilaterally and will do our best to inform you of everything as to what your board is doing.

Your truly,

Linda A. McNicoll

VOLUNTEERS



MANAGER'S PAGE

Dear Residents:

I trust that you will find these hints and suggestions helpful. They can make your residency in ROYAL PARK more enjoyable and safer.

1. **BE PREPARED BEFORE YOU GO AWAY AND BEFORE AN EMERGENCY OCCURS.**
 - Know where your Main Water Shut-Off Valve is.
 - Know where your Circuit Breakers and Main Disconnect are.
 - Let an apartment sitter or neighbor have the key to your unit.
 - Have your apartment checked regularly during your absence.
 - Leave the name and number of your contact person with the office.

2. **IF YOU ARE GONE FOR AN EXTENDED TIME PERIOD PLEASE DO THE FOLLOWING:**
 - AIR CONDITIONING:** Set A/C Humidistat at 70 and Thermostat at 80 degrees.
 - REFRIGERATOR:** Empty contents, clean, turn off, and leave the doors ajar. If left on, turn off the Ice Maker off and empty the ice bin.
 - DISHWASHER:** Empty the last load and leave the door slightly ajar.
 - WATER HEATER:** Turn the heater off, unplug, move the switch or circuit breaker to OFF, close the shut off valve on top of the hot water tank.
 - ELECTRONICS:** Unplug TV, VCR, COMPUTER, etc. to prevent power surges during storms.
 - Close valve on the water filter, usually under the sink.
 - Turn off valves on all toilet tanks.
 - Turn off main water supply valve.

PLEASE NOTE WATER HEATER AND ICE MAKER SHOULD BE OFF, OTHERWISE SEVERE DAMAGE MAY OCCUR TO YOUR AND YOUR NEIGHBOR'S UNIT.

The following numbers are being provided for your convenience:

EMERGENCY—FIRE, POLICE, PARAMEDICS: 911

- | | | | |
|-------------------------|--------------|----------------------|--------------|
| 1. Police | 954.561.6161 | 2. Fire Station | 954.497.4100 |
| 3. F.P.&L | 954.797.5000 | 4. Water & Sewer | 954.561.6271 |
| 5. BellSouth, Telephone | 954.780.2355 | 6. Comcast, Cable TV | 954.527.6600 |
| 7. Royal Park Entry | 954.739.2220 | 8. Royal Park Office | 954.739.6300 |

Remember, a little thoughtfulness on everyone's part will certainly go a long way. As your Property Manager, I am most anxious to maintain your property wherever possible.

If we ALL make an effort by trying a little harder, we should have a clean, attractive property.

Thank you for your cooperation.